



Vision 2020: City of Nogales General Plan





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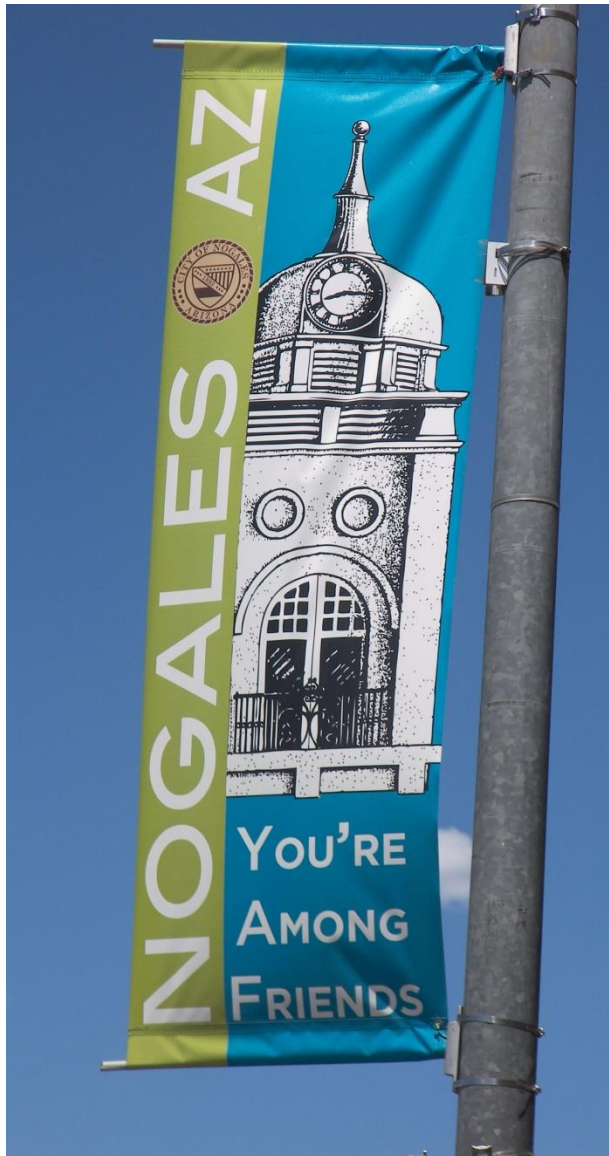
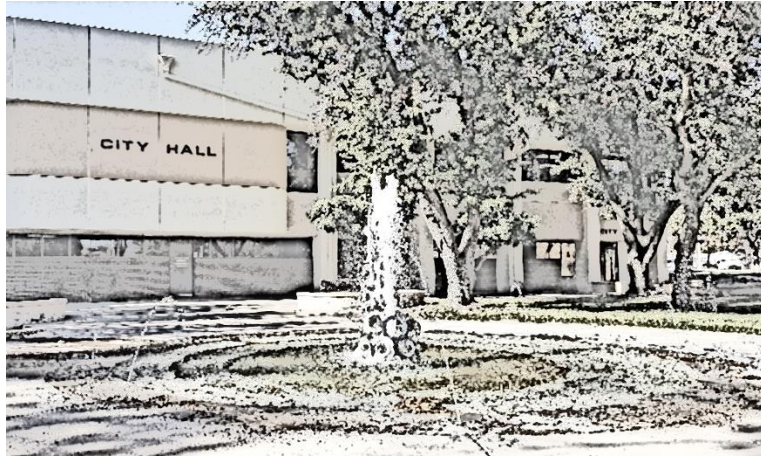


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Introduction and Overview

Nogales, Arizona, is a progressive city that has been able to maintain its small-town charm, rich traditions, and vibrant culture. The city is the county seat for Santa Cruz County and shares its rich heritage with Nogales, Sonora, its sister city in Mexico.

Nogales' weather is a national attraction. Nested in close proximity to the Coronado National Forest, Nogales is one of the greenest cities in Southern Arizona with access to scenic views and excellent bird watching and biking opportunities. These facts make the City a destination for eco-tourism and outdoor recreation.

Located along Arizona's southern boundary, the City of Nogales, Arizona, borders Nogales, Sonora, and is Arizona's largest international border community. Nogales, Arizona, is a major international gateway along the United States/Mexico border. Due to its location at the international border, Nogales is the economic capital of the region and serves as one of the major gateways into the United States.

The City evolved into a distinct historic urban core with suburban areas radiating from this core. Today, Nogales serves as a major distribution hub with the largest distribution of produce in the winter months. Tourism and commerce are important industries in the area. Visitors cross the border between both cities for site-seeing and shopping on a daily basis.

The physical location of Nogales, Arizona, along the US/Mexican border and its rich history and strong ties with its sister city, Nogales, Sonora, makes the City a premier border community that serves as a model for future border planning efforts. There has never been a time in Nogales' history in which so many people, governmental entities, and international countries have been looking on its border.

The people of *Ambos Nogales* have thrived on establishing creative business niches that capitalize on their international border location, and include industry, produce distribution, commerce, technology and innovation, retail sales on Morley Avenue, cultural heritage tourism and ecotourism.



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The \$213 million modernization and expansion of the nation's fourth-busiest land port of entry, La Mariposa, funded primarily by the American Recovery and Reinvestment Act (ARRA), resulted in the development of a facility that received LEED® Gold certification for its use of energy-efficient technologies, including a solar panel array, solar-powered domestic hot water and advanced lighting. The Pacific Rim's goal is to offset 20 percent of the facility's energy consumption with solar power produced on site. Completed in 2014, the new facility enables US Customs and Border Protection (CBP) to more effectively perform their mission to secure the Southwest border while facilitating travel and trade.

La Mariposa International POE supports additional economic development opportunities for western Nogales. It also provides an opportunity to capture pass-through traffic and improve residents' quality of life through reinvestment in downtown Nogales as a revitalized mixed-use destination designed to attract visitors to the area. In addition to its local and regional benefits, Nogales, in the capacity of Arizona's premier port of entry, will play a key role in the economic recovery of the state or Arizona and of the nation after the COVID-19 pandemic.

The revitalization strategy requires a land use mix that supports revenue generation and includes retail, specialty shops, mixed-use, workforce housing, employment, technology and innovation, arts and culture and resource conservation in a thriving historic setting.

The number of pedestrians that cross the Nogales port of entry on a daily basis is higher than the number of people that arrive daily at Los Angeles Airport (LAX) or Chicago O'Hare Airport.

The business people in Nogales, Arizona, take advantage of this opportunity by creating a unique binational economy that capitalizes on the number of pedestrians that visit Morley Avenue, responding to its international border location in a strategic manner. Creating a mixed-use historic downtown core will make the area more livable and more attractive to visitors and sustain the long-range livability and economic vitality of the City.

Although Ambos Nogales provides unique environmental, economic and cultural opportunities, issues in Nogales, Arizona, are dealt with at the federal, state and local levels. The complex level and hierarchy of decision-makers forces the City to promote creative solutions to meet these dynamic challenges.

Nogales addresses "big city" problems with a "small community" budget. With a population of approximately 21,000, its roadway system gets the wear and tear of a large metropolitan area like Phoenix and counts with small city funding and resources to address these. The *Background and Current Conditions* technical report of this General Plan enumerates and examines the complex issues impacting growth in the City of Nogales. It's location along Arizona's southern boundary, bordering Nogales, Sonora, Mexico, presents additional opportunities and challenges for the City's future growth.



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Nogales, Arizona and Nogales, Sonora form a single, functional and complex urban fabric with a constant flow between *Ambos Nogales*, creating a sense of fluidity that impacts all aspects of life, including culture, language, heritage, character, identity, context, environment and economy. In the same manner, both cities are located in the *Ambos Nogales Watershed*, sharing similar environmental opportunities and constraints such as water quality, runoff patterns and high-risk erosion areas, making it difficult to produce quality assessments without understanding the myriad ways in which these two communities are integrally connected and interdependent. Planning efforts along the border require decision-making at the international, federal, state and local levels. The Nogales Wash and Union Pacific Railroad run through the middle of Nogales, presenting unique connectivity challenges but also offering opportunities.

The Nogales Wash, now a channelized riverbed, is currently seen as a blemish, providing a sharp contrast with Nogales' beautiful natural landscape and rolling hills.

Redevelopment of this wash into El Paseo de Los Nogales can help unify disjointed areas of the City and enhance Nogales' environmental setting and circulation while providing connectivity and additional recreational amenities for the residents and visitors of Nogales. The City's ongoing partnership with the Arizona Department of Transportation (ADOT) will support connectivity, access and mobility efforts.

The Union Pacific Railroad runs parallel to the Nogales Wash. At various times throughout the day, the train blocks traffic from Downtown's Morley Avenue and the residential development of Monte Carlo to the rest of Nogales. This presents a safety issue since emergency vehicles are not able to reach certain areas during these times. It also presents connectivity issues for the residents and businesses alike, impeding access to businesses, shoppers, and students and faculty at the schools located in the vicinity. The continued communication between the City and the railroad may provide additional economic development opportunities for Nogales and for Union Pacific.

An opportunity exists to explore the feasibility of an additional US/Mexico port of entry and railroad connection within the eastern portion of the Nogales Designated Growth Area. Representatives from the *Instituto Municipal de Investigacion y Planeacion de Nogales, Sonora*, prepared a strategy to develop *Puerta de Anza*. The *Instituto* is working with major stakeholders in Nogales, Sonora, and is seeking support from Nogales, Arizona. The proposed site for *Puerta de Anza* is located east of the DeConcini port of entry in proximity to the Santa Cruz River. This master plan calls for a variety of uses that include commercial, residential and industrial uses on the Mexican side.



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The Department of Transportation (DOT), in partnership with ADOT and the transportation agency serving Nogales, Sonora, Mexico, funded a regional border master plan that addressed all of the state's border transportation needs, including existing, planned and proposed projects and demand for additional ports of entry.

The City of Nogales participates in this type of regional border master planning efforts. In addition, the City works closely with ADOT on the proposed I-11 (Nogales/Wickenburg segment).

The City of Nogales faces a pressing need to balance public infrastructure projects and economic development strategies within a framework that coordinates and anticipates infrastructure needs and updates with planned and existing development while taking advantage of the opportunities offered by Nogales' location at the US/Mexico border and the presence of the Union Pacific Railroad.

The Vision 2020: City of Nogales General Plan provides the framework necessary to overcome the multiplicity of challenges, maximize the opportunities, increase the long-term viability, secure the fiscal vitality of Nogales and support the state of Arizona post COVID-19 economic recovery efforts.

This General Plan responds to legislative mandates by creating a broader policy framework that more fully recognizes the complexities of the City of Nogales. Within this framework, public investment decisions regarding infrastructure and other capital facilities, redevelopment, and revitalization can be phased and pursued in a citywide context. This effort allows for greater recognition and understanding of the implications of such decisions. Premised on the existing and projected population growth of the City, Vision 2020 also takes into consideration the need to attract new economic development opportunities to ensure the fiscal viability of Nogales.

Growth, infill and redevelopment area delineation is based on each area's opportunities and challenges, specific needs, and availability of developable land. The next step is to identify specific growth management strategies designed to promote the long-term viability of each area while weighing in the built and natural environments. The long-term viability of the City requires implementation tools and public/private partnerships that take into consideration these complexities.

The Growth Areas Elements of this General Plan identifies areas suitable for growth, economic development and infrastructure expansion or improvements. The growth area is designed to support the anticipated growth of Nogales and new large-scale development, including residential, retail, office, commercial, tourism-oriented, heritage-oriented and industrial uses.

Based on Safe-by-Design and healthy community principles, the elements of this General Plan include goals, policies and implementation strategies designed to further the vision of the community and continue to support Nogales as Arizona's "Premier International Port of Entry."



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The Vision 2020: City of Nogales General Plan takes into consideration Nogales' entrepreneurial spirit, the City's strategic location on a binational border, its binational economy, and the City's ongoing relationship with the Department of Homeland Security (DHS) to:

1. Solidify the City's position as a premier center for commerce and international trade in the Canada/Mexico (CANAMEX) corridor;
2. Assist the State of Arizona in post COVID-19 pandemic economic recovery;
3. Use the railroad to the City's benefit for ancillary industry and border trade;
4. Revitalize downtown as an attractive, mixed-use historic urban core that capitalizes on the Dennis DeConcini and the Morley Gate ports of entry;
5. Take full competitive advantage of La Mariposa POE;
6. Create the employment and retail base needed to secure the long-term fiscal vitality of the City;
7. Provide a safe and efficient multimodal transportation system that includes fully integrated ports of entry, vehicular, transit, pedestrian and bicycle modes;
8. Conserve significant natural resources and open spaces while taking full advantage of eco-tourism opportunities;
9. Support the phased infrastructure expansion and updates required to serve the existing and anticipated growth of the City and its floating population of 55,000;
10. Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financial planning that is coordinated with development activity; and
11. Identify, pursue and secure grants and other funding sources to successfully implement this General Plan.



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You Are Among Friends!

Nogales, Arizona, is a progressive city that has been able to maintain its small-town charm, rich traditions, and vibrant culture. The city is the county seat for Santa Cruz County and shares its rich heritage with Nogales, Sonora, its sister city in Sonora, Mexico.

Known in O'odham as *Nowa:l*, the name "Nogales" is derived from the Spanish word for "walnut" or "walnut tree." It refers to the large stands of walnut trees which once grew abundantly in the mountain pass between Nogales, Arizona and Nogales, Sonora. Walnut trees can still be found around the city.

In 1841, a land grant from the Mexican government to the Elias family established *Los Nogales de Elias*. In 1880, Russian immigrant Jacob Isaacson built a trading post at present-day Nogales. The U.S. Postal Service opened the Isaacson Post Office but renamed it as Nogales in 1883.

International Gateway

Located in Santa Cruz County along Arizona's southern boundary, the City of Nogales, Arizona, borders Nogales, Sonora, Mexico, and is Arizona's largest international border town. Nogales, Arizona, is a major international gateway along the United States-Mexico border. Due to the International Border, Nogales is the economic capital of the region and serves as one of the major gateways into the United States. Tourism is an important industry in the area. Visitors cross the border between both cities for site-seeing and shopping on a daily basis

Strategic Location

Arizona is ranked first in the nation in projected job growth and economic growth prospects, and Nogales is the #1 Port of Entry in the entire Southwestern United States. Nogales is a great place to do business, providing great weather, great people, and a strategic location. As Arizona's International Gateway and the county seat and economic heartbeat of Santa Cruz County, Nogales is safe, friendly, accessible and open for business. With beautiful weather year-round and limited threat of humidity, inventory and equipment will be kept operating with little energy costs needed.

The Ambos Nogales binational region is Mexico's gateway to Arizona and the entire Western United States. Its strategic location allows companies to enjoy the advantages of accessing two labor forces, two tax systems, and two governments.



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In terms of logistics, companies in this region can utilize the Mexican ports of Guaymas. Stopping in Nogales, containers, and products are shipped throughout North America. In terms of workforce, companies can utilize wage structures in Ambos Nogales to make their operations cost competitive.

Ambos Nogales

Nogales, Arizona and Nogales, Sonora form a single, functional and complex urban fabric in which some members of the same family may live on the United States while others may reside in Mexico, creating a sense of fluidity that impacts all aspects of life, including culture, language, heritage, character, identity, context, environment and economy.

In the same manner, both cities are located in the *Ambos Nogales Watershed*, sharing similar environmental opportunities and constraints such as water quality, runoff patterns and high-risk erosion areas, making it difficult to produce quality assessments without understanding the myriad ways in which these two communities are integrally connected and interdependent. Planning efforts along the border require decision-making at the international, federal, state and local levels.

Ambos Nogales was once an easy, friendly and relaxed two-nation border town. The urban fabric is now separated by an international border, yet still Ambos Nogales remains heavily reliant on each other. Ambos Nogales continue to share their families, cultures, heritages, characters and identities. The economy of Ambos Nogales is strongly intertwined. Being a community member in Ambos Nogales provides a unique opportunity to learn the languages, cultures and traditions from both Mexico and the United States.

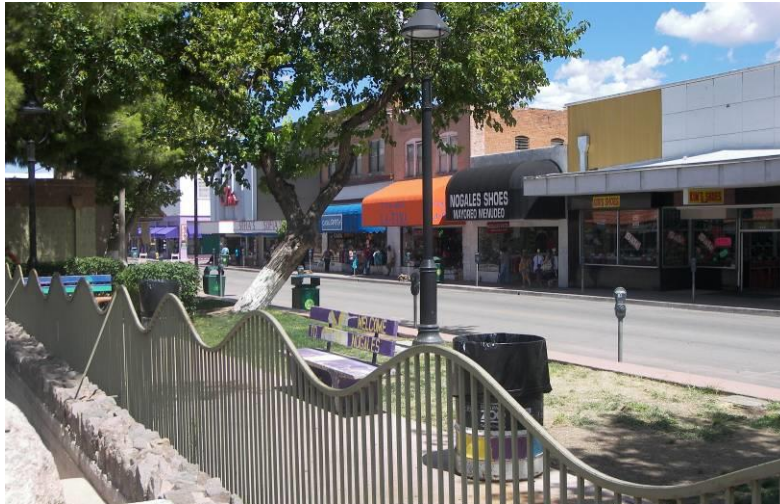
There is a distinctive flow of people, cultures, businesses, goods and ideas characteristic of a binational economy that makes Ambos Nogales unique. Members of Ambos Nogales, as well as tourists from both nations, frequent both sides of this international border creating an influx zone that is fluid and supports a natural constant movement from one side to the other much like the ebb and flow of waves on the shore.



"The border is what joins us, not what separates us."
Alberto Ríos, Arizona Poet Laureate
Native of Nogales, Arizona



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The General Plan

The City of Nogales General Plan is the roadmap guiding development and redevelopment within the City. This planning tool includes the vision of the community, a thorough analysis of opportunities and challenges, the policy framework guiding development within the *Designated Growth Area* and the implementation strategies necessary to implement the plan.




The General Plan serves as a guide for appointed and elected officials in the evaluation of proposals for development and redevelopment, in the identification of capital improvements projects, and in the development of more specific studies. It includes background data and current conditions and provides a policy framework for the refinement of existing implementation tools such as the zoning ordinance and the subdivision regulations. It also defines all the administrative and monitoring mechanisms necessary to administer and manage the General Plan as well as all implementation strategies needed to implement the General Plan.

General Plan Legislative Framework

Arizona Revised Statutes (ARS) 9-461.06 requires that all municipalities in Arizona update their existing general plan every ten years. Such updates ensure that the general plan complies with all applicable requirements included in Arizona Revised Statutes 9-461.05. The Arizona Revised Statutes also require the Town to submit this adopted General Plan to the voters for ratification. *Vision 2020: The City of Nogales General Plan* complies with all applicable Arizona Revised Statutes.

The General Plan Organization

The General Plan document consists of three volumes. This Executive Summary, provides a summary of the 2020 General Plan. The *Policy Plan* volume serves as the regulatory document guiding development and includes the community vision, guiding principles, goals, policies and implementation measures. The Plan Administration and Implementation Element included in this document serves as the administrative tool to manage, monitor and implement the General Plan. The *Background and Current Conditions* technical report contains all pertinent analysis supporting this *Policy Plan*. The *Background and Current Conditions* volume takes a comprehensive look at the physical, regulatory, demographic, socioeconomic and fiscal issues impacting development within the City.

 Summarizes	 Analyzes	 Directs
Executive Summary (This Volume)	Background & Current Conditions (Technical Report)	Policy Plan (Vision, Goals, Policies, Strategies)



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Previous General Plan Efforts

The first City of Nogales General Plan was adopted in 1992. In 2002, an update of the General Plan was undertaken and subsequently named "The City of Nogales General Plan Update 2020". This general plan update was not approved by the voters during the 2003 General Election. The City of Nogales General Plan also referred to as Ambos Nogales adopted in 2011 was approved by the voters and constitutes the last update to the City's General Plan.

General Plan Intent

Prepared in conformance with all applicable requirements provided in the Arizona Revised Statutes (ARS) Title 9, Article 6, Section 9-461.05, the Nogales General Plan seeks to provide a model for border city planning through meeting the City's challenges and opportunities while supporting the creation of a shared Ambos Nogales vision that meets the needs of both sides of the border and further strengthens its binational economy. This General Plan is created to provide specific guidance for Nogales, Arizona that not only supports Ambos Nogales but also continues to further the rich culture, tradition, identity and economic base of Ambos Nogales as a unique place to live, work, learn, visit, and be among friends.

Accomplishments Since 2011

A variety of efforts aiming at revitalizing Nogales downtown, including adaptive reuse and historic preservation have taken place since the adoption of the previous General Plan. The Bowman Senior Residences, a Senior 62 and older community, opened in March of 2016. The project preserved the exterior façades of the historic Bowman Hotel located in downtown Nogales close to shopping centers and restaurants. Bowman Senior Residences is a 48-unit community consisting of one bedroom one bath apartments for low-income seniors.





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Planning Process

The General Plan planning process involves five basic steps:

- The collection and analysis of pertinent data concerning the physical and socio-economic characteristics of the area, which has been accomplished through the preparation of this *Background and Current Conditions* technical report. Although not an adopted document with legal status, it provides the foundation and basis for the formulation of the General Plan;
- The preparation, coordination and facilitation of an all-inclusive *Community Involvement Program*;
- The formulation of a vision statement for future growth and development;
- The preparation of guiding principles, goals, policy framework and implementation measures that serve as the road map for future development; and
- The implementation of the General Plan is accomplished through the preparation, adoption and execution of the Implementation Plan.



General Plan Update Planning Process



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Community Engagement Process

The policy framework provided in this General Plan serves as the road map for development within each growth area, infill/redevelopment area, and planning area. Such policy framework balances the needs, desires and recommendations of the residents, businesses, major stakeholders, organizations, and decision-makers expressed throughout the planning process of Vision 2020. It also builds on the efforts completed during the previous General Plan adopted and approved by the voters in 2011, which included the **State Historic Preservation Office Design Charrette** and the **Nogales General Plan Design Charrette**.

State Historic Preservation Office Design Charrette

From April 23 through 26, 2009, a historic preservation and urban design planning charrette was held in Nogales, Arizona. This charrette process included historic preservation specialists, planners and urban designers. The purpose of the charrette was to identify and address a variety of complex issues impacting the redevelopment, revitalization and historic preservation of the Nogales historic downtown or urban core. This charrette encouraged planners and preservationists to create a collaborative policy that would guide preservation actions in concert with comprehensive planning objectives for Ambos Nogales.

The State Historic Preservation Office (SHPO) is responsible for the identification, evaluation and protection of Arizona's prehistoric and historic cultural resources. The SHPO staff represented various areas of expertise, including history, prehistoric and historic archaeology, historic architecture, and grants and management. The design Charrette was sponsored by The Civic Town Plan Charrette Program, which has pioneered the use of the Charrette to emphasize the relevance of the local historic preservation program within the larger context of comprehensive planning. In Nogales, the resulting civic plan defines historic preservation as a strategy of community and economic development. This strategy is incorporated in the policy framework of this General Plan.



Ambos Nogales Civic Planning Vision, SHIPO Design Charrette, April 2009





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Vision 2020

Nogales is a rediscovered gem. As part of an international downtown, Ambos Nogales, its vibrant, urban, compact, walkable historic downtown core exudes civic pride and functions as a mixed-use art district with an integrated work force, adequate affordable housing and thriving businesses. This core includes a strong retail base, restaurants, services, plazas with outdoor performance space, art galleries, art studios and cafés. Nogales offers well-defined pedestrian-scaled streets and buildings to live, work, play, shop, learn, grow, celebrate, and perform.

The established suburban neighborhoods, excellent schools and new development connect to the downtown core via El Paseo de Los Nogales. This multimodal spine provides bicycle and pedestrian connectivity to all of the City's planning and growth areas, the adjacent Coronado National Forest, the Santa Cruz River Corridor, planned and existing parks, open spaces and recreational areas.

Nogales' unique character and clustered personality responds to its geography, topography and scenic natural setting. It supports active, healthy lifestyles, capitalizes on its natural resources and bi-national economy, takes advantage of clean energy sources (solar and windmills) and operates under healthy community principles.

Nogales' rich history, heritage, traditions and amenities include the community services necessary to nurture a viable community that benefits from its strategic location at the U.S./Mexican border, attracts visitors, artists, film industry, historians, businesses, technology and innovation, industry and distribution that take advantage from Ambos Nogales' skilled work force.

The City benefits from the strong leadership and personnel necessary to develop and maintain successful partnerships lobby, attract funding, and implement the General Plan. Nogales is a center for higher education, state-of-the-art full-service medical facilities, heritage tourism, eco-tourism, industry and employment, and border research, innovation and technology.

These synergies offer Nogales full competitive advantage and positions Ambos Nogales as the Premier Border Community in the US/Mexico border, inspiring other border communities to follow our leadership.





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General Plan Elements

The Nogales General Plan complies with all applicable requirements of the Arizona Revised Statutes and includes the following elements:

1. Growth Areas Element
2. Land Use Element:
3. Economic Development Element (New)
4. Transportation and Circulation Element
5. Cultural Heritage and Historic Element
6. Housing Element
7. Parks, Recreation, Trails and Open Space Element
8. Environmental Planning Element
9. Water Resources Element:
10. Public Facilities and Services Element (new)
11. Cost of Development Element
12. Energy Element (New)
13. Administration and Implementation Element:

The intent of this General Plan is to support Nogales as Arizona's Premier International port of entry.





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Planning Areas Approach

Nogales preferred alternative continues to be a policy driven, integrated and flexible General Plan. This place-based approach fosters the high-quality development desired by the community. Such approach builds on local and regional assets and entrepreneurial leadership by focusing on the community's **"triple bottom line"** of economic, environmental and social returns on investments.

The policy framework directs development within each growth area, infill/redevelopment area, and planning area, and balances the needs, desires and recommendations of the residents, businesses, major stakeholders, organizations, and decision-makers expressed during the public engagement process building from the previous General Plan to provide continuity.

In addition to promoting existing revenue sources and the more traditional economic development concepts, the character areas strategy supports a context-sensitive mix of land uses that maintain the areas character, identity and sense of place while embracing emerging industries, technology and innovation and incorporating eco-tourism, cultural and heritage tourism, and supporting a regional approach to recreation, alternative energy sources, and green/clean industry.

The mass, scale, height and feel of new development is compatible with and enhances the character of adjacent development and reflects the goals and intent of the character area. In lieu of precise land use boundaries, this approach allows the General Plan to respond to changing market conditions. The land use strategy defines criteria and design intent based on the characteristics that are unique to each major planning area or character area. This further assists developers, reviewing staff and decision makers by providing a consistent tool designed to streamline the review process and provide flexibility, while ensuring that new development will further the community vision of recapturing Nogales' charm.

Major planning areas provide the framework necessary to formulate the land use policies and economic development strategies that will support the vision of Nogales and assist in the implementation of this General Plan. Each of these areas presents a set of unique characteristics, opportunities and challenges. Based on the analysis provided in the *Background and Current Conditions* volume, this General Plan identifies seven major planning areas. Each of these major planning areas present unique opportunities for development, redevelopment and infill.



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The major planning areas within the Nogales Designated Growth Area conform to the following criteria:

1. **Growth Areas:** Areas with large amounts of vacant or developable land located inside the City limits and within the Nogales Designated Growth Area.
2. **Redevelopment Areas:** Areas of the built environment in need of revitalization, historic preservation or redevelopment.
3. **Infill Areas:** Areas of the built environment within the planning areas that have few vacant parcels available for development.

The Growth Areas Element of the General Plan defines major planning areas and the Land Use Element provides the specific policy direction for development within these major planning or character areas.





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Healthy Community Principles

This General Plan incorporates the latest healthy community principles and best practices to help the City become a destination in which its community members can live, work, learn, grow, and play while ensuring a balance of its environment, economy, society, cultures and technology for future generations. Vision 2020 integrates healthy community principles in the policy framework included in the *Policy Plan* volume.

Healthy People

A healthy community is a place where individuals can work, live, learn, grow and play, providing connectivity, access and mobility for all transportation modes (pedestrian, bicycle, transit, vehicular) to parks, trails, recreation, open space, services, amenities and commerce and supporting active and healthy lifestyles. A healthy community provides a variety of community services and programs designed to protect, support and sustain healthy people, including access to a thriving local food system.

Healthy Environment

Creating a healthy community that balances economic, social, cultural, environmental and technological resources to ensure the quality of life desired begins with the assessment of environmental resources. Such assessment provides the foundation for healthy development and balances natural resources and the built environment.

Healthy Economy

Establishing a revenue generating and vibrant mixed-use economic base that capitalizes on providing opportunities for the development of a strong retail/services base, historic cultural district, employment, and on supporting a healthy economy in which residents can live, work, learn, grow, play and age is the hallmark of a healthy community. These opportunities will allow the community to achieve the quality of life desired.

As the high-technology and biotechnology market sectors expand their influence, great attention has been given to creating work environments for it. Such industry employs highly trained professionals who desire environments that are attractive, enriching, convenient, walkable and safe.

Nogales' position on the international border creates additional incentives for companies to locate within its City. This type of industry represents a key economic development strategy for the City and the region. Attraction of employers paying livable wages paired with workforce training increases the quality of life of the community.



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International & Regional Context

An international border community on the United States and Mexico Border, Nogales, Arizona is located approximately 70 miles from Tucson, Arizona and 180 miles from Phoenix, Arizona. Nogales provides easy access via major interstate highway systems (East-West I-8, I-10, I-40 and North-South I-19) and it is served by thirty-nine major interstate trucking lines. Overnight trucking services are available to Los Angeles, San Diego, Las Vegas, Phoenix, El Paso, and Albuquerque. The southern terminus of Interstate 19 is located in Nogales at the United States-Mexico international border; the highway continues south into Mexico as Mexico Federal Highway 15. Exhibit 1 shows regional context.



La Mariposa U.S. Port of Entry, Nogales, Arizona

International Ports of Entry

The City of Nogales is Arizona's main international gateway into the United States and Mexico. The United States Department of Homeland Security operates a Service Port, the Dennis DeConcini Port of Entry (POE), on Grand Avenue, the Morley Gate pedestrian POE, and La Mariposa POE. La Mariposa POE is the 4th busiest port in the U.S. It is also Arizona's largest commercial port and premier port of entry. A state-of-the-art facility, La Mariposa is LEED Gold certified.

Local Context

The corporate boundary of Nogales encompasses a total of 20.8 square miles. Nogales, Arizona, is bordered on the north and east by unincorporated Santa Cruz County land, on the west by Coronado National Forest, and on the south by Nogales, Sonora, Mexico. Exhibit 2 shows local context.

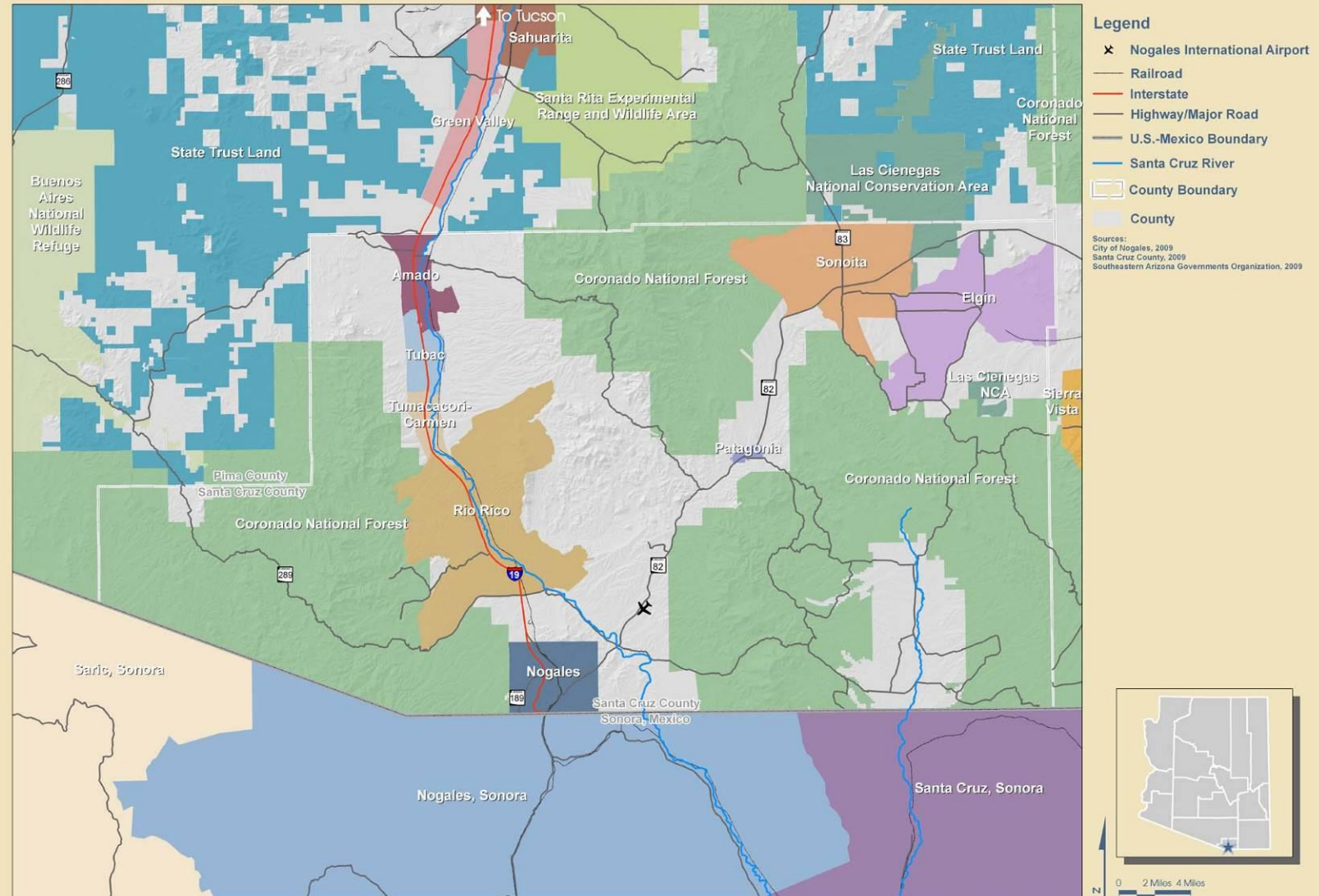
Nogales, Arizona, Designated Growth Area

For the purpose of this General Plan, the Nogales Ultimate Boundary or Designated Growth Area (DGA) extends to the Santa Cruz River on its eastern edge and includes the Nogales International Airport and Kino Springs. On the north the DGA extends to the Rio Rico/Interstate 19 Intersection; on the west to the Coronado Forest boundary and south to the international US/Mexico border. The airport region is currently served by the City of Nogales water utility company. Exhibit 3: shows the Nogales DGA.



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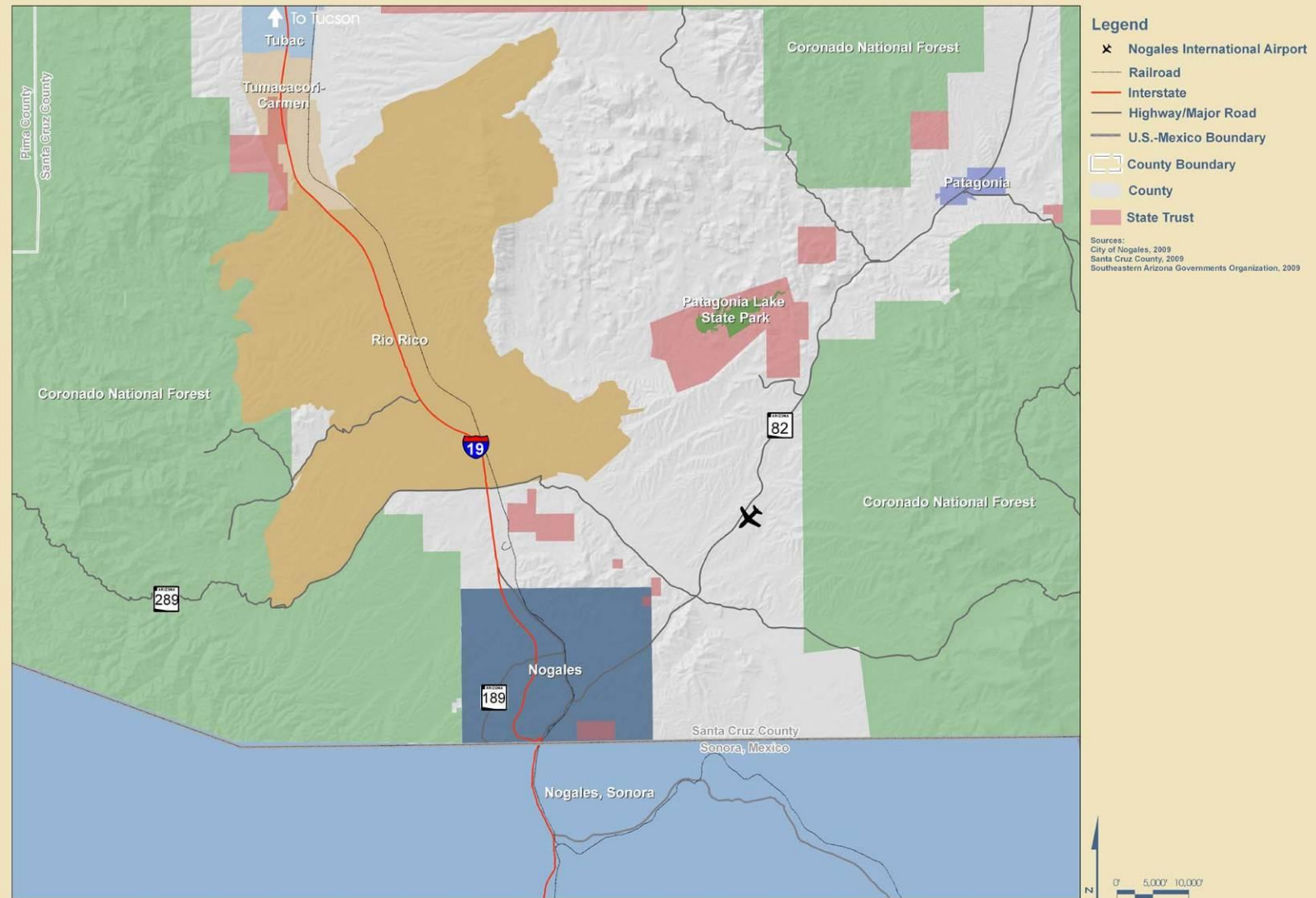
EXHIBIT 1: INTERNATIONAL AND REGIONAL CONTEXT





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EXHIBIT 2: LOCAL CONTEXT





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EXHIBIT 3: NOGALES DESIGNATED GROWTH AREA

